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PUBLIC NOTICES



Comhairle Chontae Uíbh Fhailí
 Offaly County Council

Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893.
 T. 057 934 6800 | F. 057 934 6868
 E. customerservices@offalyccoco.ie | W. offaly.ie

NOTICE OF

DRAFT LOCAL AUTHORITY BUDGET FOR 2022

Notice is hereby given that the Draft Local Authority Budget of Offaly County Council, for the financial year ending on 31st December 2022 has been prepared and will be considered by the Council at the Statutory Annual Budget Meeting to be held in the Council Chamber, Áras an Chontae, Tullamore on Monday 15th November 2021 at 2pm.

A copy of the said Draft Local Authority Budget, will be deposited in the offices of the Council, at Áras an Chontae, Tullamore on Monday November 8th 2021, or may be downloaded free of charge on www.offaly.ie from this date.

Any member of the public may inspect it, free of charge, at any time on or after that date, while the offices are open for the transaction of official business. A copy of the Draft Local Authority Budget will be supplied to any person making application, at the price of €5 per copy.

Mark Connolly,
 Head of Finance,
 Offaly County Council.

October 11th 2021.

PLANNING NOTICES

OFFALY COUNTY COUNCIL

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We, Darren & Geraldine Coyne, hereby give notice that we intend to apply for Planning permission to construct a side and rear extension to our existing dwelling house, decommision existing septic tank and install a new septic tank and percolation area and all associated site works at Lahinch, Clara, Kilcollin, Co. Offaly, R35VM67. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed: Padraig Connell Consulting Engineers (Agents)

Signed: Edward Brady

Signed: Director of

Tulliers Limited.

Signed: Aine Brady

Company Secretary of

Tulliers Limited.

Signed: O'Donovan Malon Caven

Solicitors for

the Applicant.

To:- The County Registrar,

The Courthouse,

Cornac Street,

Tullamore, Co. Offaly.

The Superintendent of

the Garda Síochána,

The Garda Station,

Abbeyleix Road,

Comminan,

Portlaoise, Co. Laois

The Justice of the

District Court, The Court

House, Cornac Street,

Tullamore, Co. Offaly.

The Chief Fire Officer,

Offaly County Council,

Áras An Chontae,

Charleville Road,

Tullamore, Co. Offaly

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PUBLIC NOTICES

Planning and Development (Housing) and Residential Tenancies Act 2016 and Planning and Development (Strategic Housing Development) Regulations 2017 Notice of Strategic Housing Development Application to An Bord Pleanála:

Stemfort Investments Fund intend to apply to An Bord Pleanála for permission for a strategic housing development at Clominnich and Gayfield, Clominnich Road (R443), Tullamore, Co. Offaly extending to c.1.4.3 hectares including lands under the control of Offaly County Council along Clominnich Road (R443). The site is bounded by Clominnich Wood, Linfield, Clominnich Road and a number of dwellings fronting onto Clominnich Road to the west and to the south, east and north by open fields.

The development will consist of 349no. dwellings in detached, semi-detached, terraced/downhouse and apartment form and in buildings ranging in height from 1-4 storeys. All buildings proposed have the option for the installation of photovoltaic/solar panels on front/rear roof slopes depending on orientation. The development will also provide for supporting neighbourhood uses including a local shop (56sq.m), 2no. three storey neighbourhood centre buildings, neighbourhood centre building no. 1 (1,274sq.m) provides for three local shops at ground floor level with the first and second floor proposed as a business hub, neighbourhood centre building no. 2 (1,733sq.m) sq.m is divided into four shops and a medical centre at ground floor level. The medical centre extends into the first floor while the second floor is proposed as a gym. A crèche is provided as a standalone three storey building (1,299sq.m), with potential capacity for 100 children. The total non-residential floor space proposed amounts to 4,362sq.m (local shop, neighbourhood centre buildings 1 & 2 and the crèche). The overall quantum of public open space provided to serve the development extends to c.16,207sq.m. Public open space takes the form of both 'green' landscaped and hard surfaced 'civic space' and is in addition to communal space. Car parking is provided by way of 685no. car parking spaces in a combination of in curtilage, basement and on street parking. Bicycle parking spaces are proposed across the site at surface level with additional bicycle storage rooms in the basement of apartment buildings B and G. Vehicular access is provided from the Clominnich Road (R443) via a new signal controlled junction. The development provides for future potential pedestrian connections from the proposed development to Clominnich Wood. The development also provides for works to Clominnich Road including the provision of 2no. new bus stops and cycle lanes over a distance of c.1,700m from c.100metres south of the new vehicular junction to the application site northwards to c.80metres north of its junction with Bechters Walk (R420), Tullamore, Co. Offaly. The planning application also includes all associated site development works including a pumping station and associated infrastructure, open space areas, public lighting, Electrical Vehicle charging points and ducting, 4no. ESB substations, roads, footpaths and cycle paths, landscaping, boundary treatments and service provision, including removal of existing pylons/ESB poles within the site and diverting and undergrounding of existing overhead electrical cables.

The application contains a statement setting out how the proposal is consistent with the objectives of the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended) and the Offaly County Development Plan (2014-2020) as varied. The site is zoned 'Residential' and 'Neighbourhood Centre' the zoning of which facilitates the proposed uses.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37 (2) (b) of the Planning and Development Act 2000, as amended, notwithstanding that the proposed development materially contravenes the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended), other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and will be included with the application.

The application together with the Environmental Impact Assessment report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Offaly County Council. The application may also be inspected online at the following website set up by the applicant www.clominnichsmd2.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel: 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: Stephen Ward (Agent) - Stephen Ward Town Planning and Development Consultants (Limited) Date of publication 21st of October 2021.